



ABSTRACT

Tamil Nadu Regulations of Rights and Responsibilities of Landlords and Tenants Act, 2017- Rent Authorities have been appointed as per section 30 of the said Act – Creation of New Head of Account to deposit the rent and other charges with the Rent Authority – Orders – Issued.

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HOUSING AND URBAN DEVELOPMENT (HB3(1)) DEPARTMENT

G.O.(Ms.)No.75

Dated: 21.05.2021.

பிலவ வருடம், வைகாசி 7,
திருவள்ளூர் ஆண்டு 2052.

Read :

The Managing Director, Tamil Nadu Housing Board,
letter No. Comp-2/49033/2018, dated 29.02.2020.

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ORDER:

The Government of Tamil Nadu have enacted the New Act namely the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 which is came into force on 22.02.2017 by repealing the Tami Nadu Buildings (Lease and Rent control) Act, 1960. As per section 30 of the said Act, the Sub Collectors/RDO/Special Deputy Collectors were appointed as Rent Authorities in all Districts of Tamil Nadu. As per section 4 of the said Act, all Tenancy agreement should in the written form and registered with the Rent Authorities.

2. The sub section (1) of Section 14 of the said Act read as below:

"14.(1) Where the landlord does not accept any rent and other charges payable or refuses to give a receipt, the rent and other charges shall be sent to the landlord by postal money order or any other method as may be prescribed consecutively for two months, and if the landlord does not accept the rent and other charges within the said period, then, the tenant shall deposit the same with the Rent Authority."

3. In the letter read above the Managing Director, Tamil Nadu Housing Board has stated that the Rent Authorities have requested to provide a new Head of Account to deposit the rent and other charges with the Rent Authority if the landlord does not accept the same.

4. The Government after careful consideration of the request of the Rent Authorities have opened a new Head of Account under Budget

Publication Detailed Estimates of Receipts and Outgoings (Part-II, Public Debt and Public Account) with HoD Code "2605" .

K. DEPOSITS AND ADVANCES.		
(b) Deposits not Bearing Interest		
8443-00	:	Civil Deposits.
103	:	Security Deposits.
AB	:	Deposits of Rent and other charges.
801	:	Receipts.
02	:	Not Bearing Interest.
802	:	Outgo.
02	:	Not Bearing Interest.
IFHRMS	:	(DPC: 8443-00-103-AB-80102) Receipts
IFHRMS	:	(DPC: 8443-00-103-AB-80202) Outgo

5. The Principal Secretary to Government, Housing and Urban Development Department is the Estimating, Reconciling and Controlling authority of the above new Head of Account.

6. All Rent Authorities have hereby directed to pursue action accordingly.

7. This order issues with the concurrence of Finance Department vide its U.O.No.31635/21/Fin(Hg&UD)/2020, dated 09.04.2021.

(BY ORDER OF THE GOVERNOR)

Dr.D.KARTHIKEYAN
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Additional Chief Secretary/ Commissioner of Revenue Administration, Chepauk, Chennai -5,

The Principal Accountant General (AAD/ F&A Cell/Audit-I/Audit-II), Chennai-18/35.

The All District Collectors,

Copy to:-

The Managing Director, Tamil Nadu Housing Board, Chennai - 107.

The Finance (BG-II/BC/Hg) Department, Chennai-9.

The Private Secretary to the Principal Secretary to Government, Housing and Urban Development Department, Chennai-9.

The Housing and Urban Development (OP-1) Department, Chennai-9.

SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER

Handwritten signature and date
21/5/21